

to those of a C3-6 Commercial-Manufacturing District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map Number 2-F.
(Application Number A-5289)*

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the following symbols and indications as shown on Map Number 2-F in the area described as follows:

from Business Planned Development Number 277 in the area bounded by:

West Monroe Street; South LaSalle Street; the alley next north of and parallel to West Adams Street; and South Wells Street,

to those of a B6-7 Restricted Central Business District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map Number 2-H.
(Application Number 14 153)*

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C2-2 General Commercial District symbols and indications as shown on Map Number 2-H in the area bounded by:

*Business Planned Development
(As Amended)*

Plan Of Development.

1. Legal title to that certain real property (the "Property") which is delineated herein as a Business Planned Development and is subject to the use and bulk restrictions of this Business Planned Development is held in the following manner:

Parcel A: The Lurie Company, a California corporation;

Parcel B: Exchange National Bank of Chicago, not individually, but as Trustee, under Trust No. 34975, dated February 7, 1979.

All required disclosures are contained within the Economic Disclosure Statement filed with the City of Chicago in accordance with applicable requirements. The Property will be held under single ownership or control or under single designated control by the applicant, said Trust or by the beneficiaries, affiliates, successors or assigns of either of them.

2. Business and professional offices, retail uses and all other uses described as permitted and special uses by the C3-7 and B6-7 zoning district provisions of the current Chicago Zoning Ordinance (Sections 9.3-3(B), 9.4-3, 8.3-6(B) and 8.4-6 and associated sections referred to therein) shall be permitted upon the Property (including, without limitation, non-accessory parking). Without limiting any use heretofore described as permitted, the operation of radio and television towers and earth station receiving dishes (without regard to size) shall also be permitted upon the Property. Nothing herein shall restrict the continuation of existing uses upon the Property.
3. The applicant, its affiliates, successors, assigns or grantees shall obtain all official reviews, approval and permits necessary to implement the development of Property.
4. Any dedication or vacation of streets or alleys or easement for any adjustment of rights-of-way necessary to implement development of the Property shall require separate submittal on behalf of the applicant, its successors, assigns or grantees, and approval by the City Council.
5. The use and development of the Property shall be in accordance with this Plan of Development, which consists of the statements made herein, an existing zoning and preferential street map, a property line map, a generalized land use map and

the bulk regulations table. These and no other controls shall apply to the Property.

6. Off-street parking and off-street loading shall be provided upon the Property in accordance with the Bulk Regulations Table attached hereto and made a part of this Plan of Development. The minimum number of parking spaces and loading berths identified by the Bulk Regulations Table shall be required at such time as the subject property has been redeveloped pursuant to this Planned Development Ordinance.
7. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas.
8. The height of each building located upon the Property and any appurtenances attached thereto shall be subject to:
 - (a) Height limitations as certified on Form FAA-177 (or on successor forms involving the same subject matter) and approved by the Federal Aviation Administration pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Administration; and
 - (b) Airport Zoning Regulations as established by the Department of Development and Planning, Department of Aviation and Department of Law and approved by the City Council.
9. Business and business identification signs may be permitted upon the Property subject to the review and approval of the Department of Planning and of the Department of Inspectional Services. Temporary signs, such as construction and marketing signs, may be permitted subject to the aforesaid approvals. Signs advertising products or services, which products or services are not located upon the Property, shall not be permitted. Signs described by Chapter 86, Section 86.1-11 of the Chicago Municipal Code shall require City Council approval in the manner described therein.
10. For purposes of maximum Floor Area Ratio calculations, mechanical equipment floor space including at least 5,000 square feet of contiguous area shall not be counted as Floor Area.
11. This Plan of Development and the development of the Property is and shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" promulgated by the Commissioner of the Department of Development and Planning.

12. The applicant and the City acknowledge that LaSalle Street, between Wacker Drive and Jackson Boulevard (the "LaSalle Street Corridor") possesses certain urban design qualities which are unique and are of historical and architectural significance to the City of Chicago. While recognizing the changing needs of development and the limitations of the market place, these qualities should be enhanced and encouraged. To that end, the City has undertaken a review of the essential characteristics of the LaSalle Street Corridor and has developed from that review a set of urban design guidelines. These guidelines are intended to be flexible and adaptable in nature. The adherence by new development to these guidelines will help to assure that the essential character of the LaSalle Street Corridor will be enhanced rather than eroded. It is therefore agreed to by the applicant that any new development of the Property shall be in substantial accordance with the following guidelines:

A. Street Wall.

The building should be built to the property line along the entire LaSalle Street frontage returning along the eastern 100 feet on the Monroe Street frontage. Minor indentations for the expression of entry points and architectural articulation are allowed.

B. Exterior Facade Articulation.

The entire LaSalle Street facade should have an architecturally articulated base, mid-portion and top.

The base should be 3 to 6 stories tall reflecting the institutional character of LaSalle Street. This base composition should have a centralized character containing the major ceremonial entry feature.

The mid-portion should have a predominate vertical composition with a strong architectural feature such as a cornice element at the last 2 floors of the first setback.

The top of the building should have a distinct architectural composition predominately vertical which terminates the entire facade composition.

C. Setbacks.

Setbacks reflecting the existing street character shall occur at the second horizontal datum, at a point between the 20th and 23rd levels. This setback shall be a minimum of 15 feet from the LaSalle Street facade.

Within the upper-level datum occurring within the 35 to 40-story level setbacks shall occur at the two east-west streets, West Marble Place and West Monroe Street. These setbacks shall be a minimum total of 15 feet within the 35 to 40-story levels.

D. Horizontal Datums.

The building facade shall be composed of three and more horizontal architectural expressions occurring at levels 3 to 6, 20 to 23 and 35 to 40. These expressions shall relate to adjoining buildings on both sides of LaSalle Street in a manner which reaches compatibility with the majority of the LaSalle Street facades.

The levels 3 to 6 expression should be the strongest articulated of the three, developing a degree of shade, shadow and depth that will be more pronounced than the above portions.

E. Facade Openings.

The majority of the facade surface, averaging 60 to 75 percent, should be solid.

The remaining areas, spandrels and windows, should have a minimum setback of 5 inches or more from the solid areas.

F. Scale Element.

The base portion should incorporate architectural elements and features which create the visual interest appropriate to the pedestrian scale.

G. Details and Materials.

Detailing of the architectural features, i.e. formal entry, cornice and stone course lines, shall employ quality materials.

This quality detailing shall enhance the pedestrian experience and assist in differentiating zones of the building's mass and composition.

H. Ground-Floor Uses.

There shall be a through block concourse between LaSalle Street and Wells Street.

Retail uses, including banks and similar financial institutions, shall front on and be accessed from either the concourse or one of the three street faces, i.e. LaSalle, Monroe and Wells Streets.

Without limiting the design of any building upon the Property, it is acknowledged by the City and by the applicant that the proposed development plan prepared by Skidmore, Owings & Merrill, consisting of 8 pages and dated June, 1989, which is on file with the Department of Planning substantially conforms with the foregoing guidelines.

[Existing Zoning Map, Property Line and Right-of-Way Map and Generalized Land Use Plan attached to this Plan of Development printed on pages 10770 through 10772 of this Journal.]

Bulk Regulations Table attached to this Plan of Development reads as follows:

Planned Business Development

Bulk Regulations Table.

For that certain property located generally between South Wells Street, West Monroe Street and South LaSalle Street.

Net Site Area:	61,652 square feet (1.415 acres).
General Description of Land Use Uses:	Business and professional offices, retail uses, all uses described as permitted of special uses by the C3-7 and B6-7 zoning district provisions, non-accessory parking, radio and television towers and earth station receiving dishes.
Maximum Floor Area Ratio*:	29.75

*For purposes of maximum Floor Area Ratio calculations, mechanical equipment floor space shall not be counted as floor area.

Maximum Percentage of Site Coverage:	100%
Minimum Number of Off-street Parking Spaces:	50
Minimum Number of Loading Berths:	6
Minimum Setbacks:	None required.
Gross Site Area Calculations:	
Net Site Area:	61,652 square feet.
Area to Remain in Public Right-of-Way (West Monroe Street, South LaSalle Street and South Wells Street):	32,030 square feet (approximate).
Gross Site Area:	93,682 square feet (approximate).

Reclassification Of Area Shown On Map Number 3-H.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-2 Restricted Service District symbols and indications as shown on Map No. 3-H in the area bounded by:

West North Avenue; the alley next easterly of North Milwaukee Avenue; a line perpendicular to North Milwaukee Avenue from a point on the northeasterly line of North Milwaukee Avenue 234.4 feet southeast of the intersection of West North Avenue and North Milwaukee Avenue; and North Milwaukee Avenue,

to those of a C1-3 Restricted Commercial District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in full force and effect from and after its passage and due publication.

95B

CAPPO no 292

B6-7

BPD 230

B7-7

BPD 266

B7-7

B7-7

CAPPO no 358

B6-7

BPD no 308

C3-7

BPD no 365

B6-7

BPD

BPD no 298

BPD no 319

BPD no 291

B6-7

BCPD no 382

P.D. 219

CAPPO 293

C3-7

CAPPO no 366

B7-7

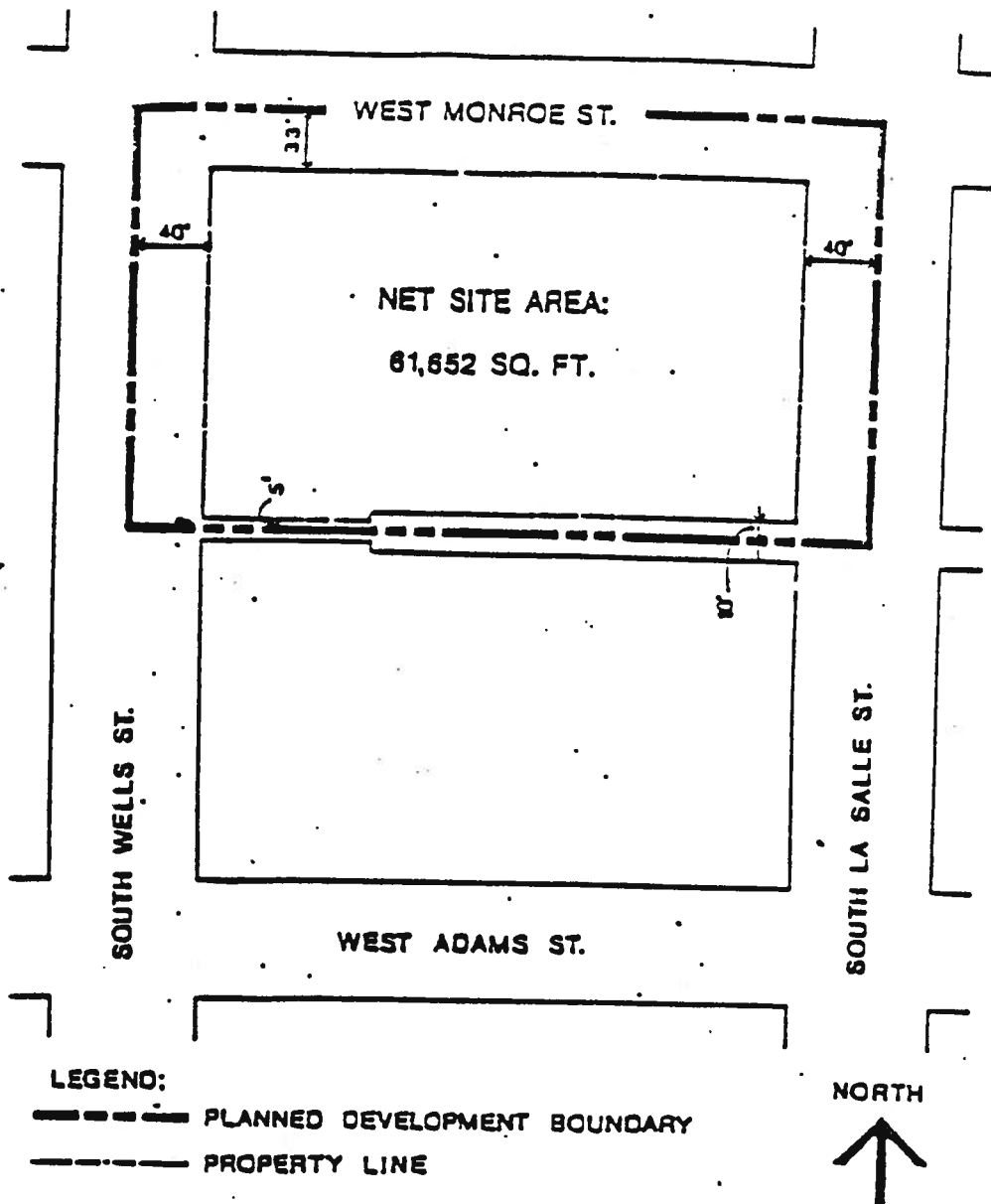
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NORTH

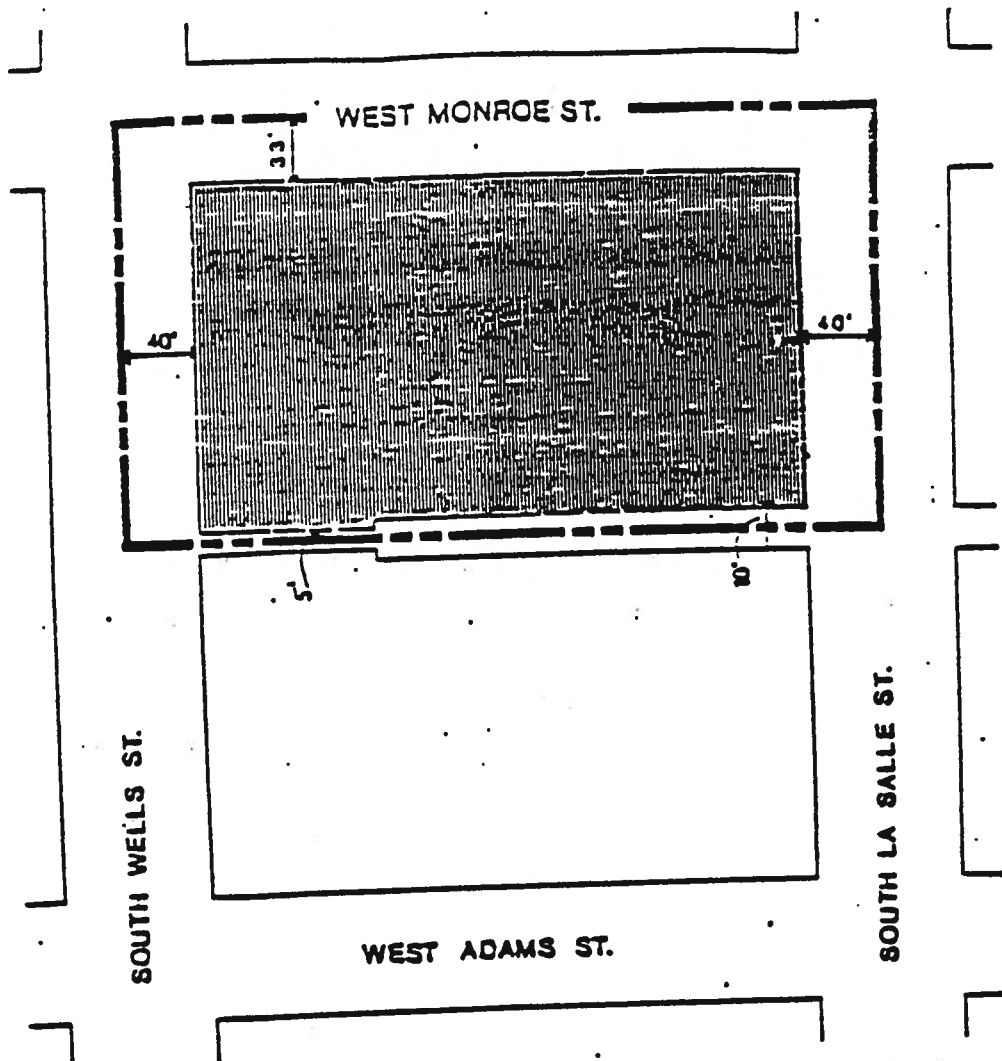


APPLICANT: The Luria Company by its attorneys, Rudnick & Wolfe
ADDRESS: (per Theodore J. Novak and Richard Wendy)
203 North LaSalle Street, Chicago, Illinois 60601
DATE: June 27, 1988

BUSINESS PLANNED DEVELOPMENT
PROPERTY LINE AND RIGHT OF WAY
MAP

APPLICANT: The Luria Company by its attorneys, Rudnick & Wolfe
ADDRESS: (per Theodore J. Novak and Richard Wandy)
203 North LaSalle Street, Chicago, Illinois 60601
DATE: June 27, 1988

BUSINESS PLANNED DEVELOPMENT
GENERALIZED LAND
USE MAP



LEGEND:

----- PLANNED DEVELOPMENT BOUNDARY

----- PROPERTY LINE

GENERAL BUSINESS USES and other uses permitted by this Plan of Development

• APPLICANT: The Lurie Company by its attorneys, Rudnick & Wolfe
(per Theodore J. Novak and Richard Wendy)
ADDRESS: 203 North LaSalle Street, Chicago, Illinois 60601
DATE: June 27, 1988

NORTH



ordinances as passed, read respectively as follows (the italic heading in each case not being a part of the ordinance):

Reclassification of Area Shown on Map No. 1-F.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-5 Restricted Manufacturing District symbols and indications as shown on Map No. 1-F in area bounded by

the alley next north of and parallel to W. Superior Street; the alley next east of and parallel to N. Franklin Street; W. Superior Street; and a line 87 feet east of and parallel to N. Franklin Street,

to those of a C3-6 Commercial-Manufacturing District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 1-F.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-5 Restricted Manufacturing District symbols and indications as shown on Map No. 1-F in area bounded by

the alley next north of and parallel to W. Superior Street; a line 87 feet east of and parallel to N. Franklin Street; W. Superior Street; and a line 42.1 feet east of and parallel to N. Franklin Street,

those of a C3-6 Commercial-Manufacturing District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 1-F.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-5 Restricted Manufacturing District symbols and indications as shown on Map No. 1-F in area bounded by

W. Superior Street; the alley next east of and parallel to N. Franklin Street; the alley next south of and parallel to W. Superior Street; and a line 162 feet east of and parallel to N. Franklin Street,

to those of a C3-6 Commercial-Manufacturing District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 2-F.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B6-7 Restricted Central Business and C3-7 Commercial-Manufacturing Districts symbols and indications as shown on Map No. 2-F in the area bounded by

PD 277

W. Monroe Street; S. LaSalle Street; the alley next north of and parallel to W. Adams Street; and S. Wells Street,

to the designation of a Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made part thereof and to no others.

[Planned Development printed on pages 9821 thru 9823 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 2-G.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R-5 General Residence and M1-3 Restricted Manufacturing Districts Symbols and indications as shown on Map No. 2-G in the area bounded by

W. Jackson Boulevard; S. Throop Street; W. Van Buren Street; and S. Loomis Street,

to the designation of a Residential Planned Development which is hereby established in the area described above, subject to such use and bulk regulations as set forth on the Plan of Development herewith attached and made a part hereof and to no others.

[Planned Development printed on pages 9826 thru 9830 of this Journal]

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 7-G.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R-4 General Residence District symbols and indications as shown on Map No. 7-G in the area bounded by

W. Wellington Avenue; the alley next east of N. Ashland Avenue; a line 66.25 feet south of W. Wellington Avenue; and N. Ashland Avenue,

to those of a C1-2 Restricted Commercial District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification of Area Shown on Map No. 4-H.
(as amended)*

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 4-H in the area bounded by

(Continued on page 9831)

BUSINESS PLANNED DEVELOPMENT

No. 277

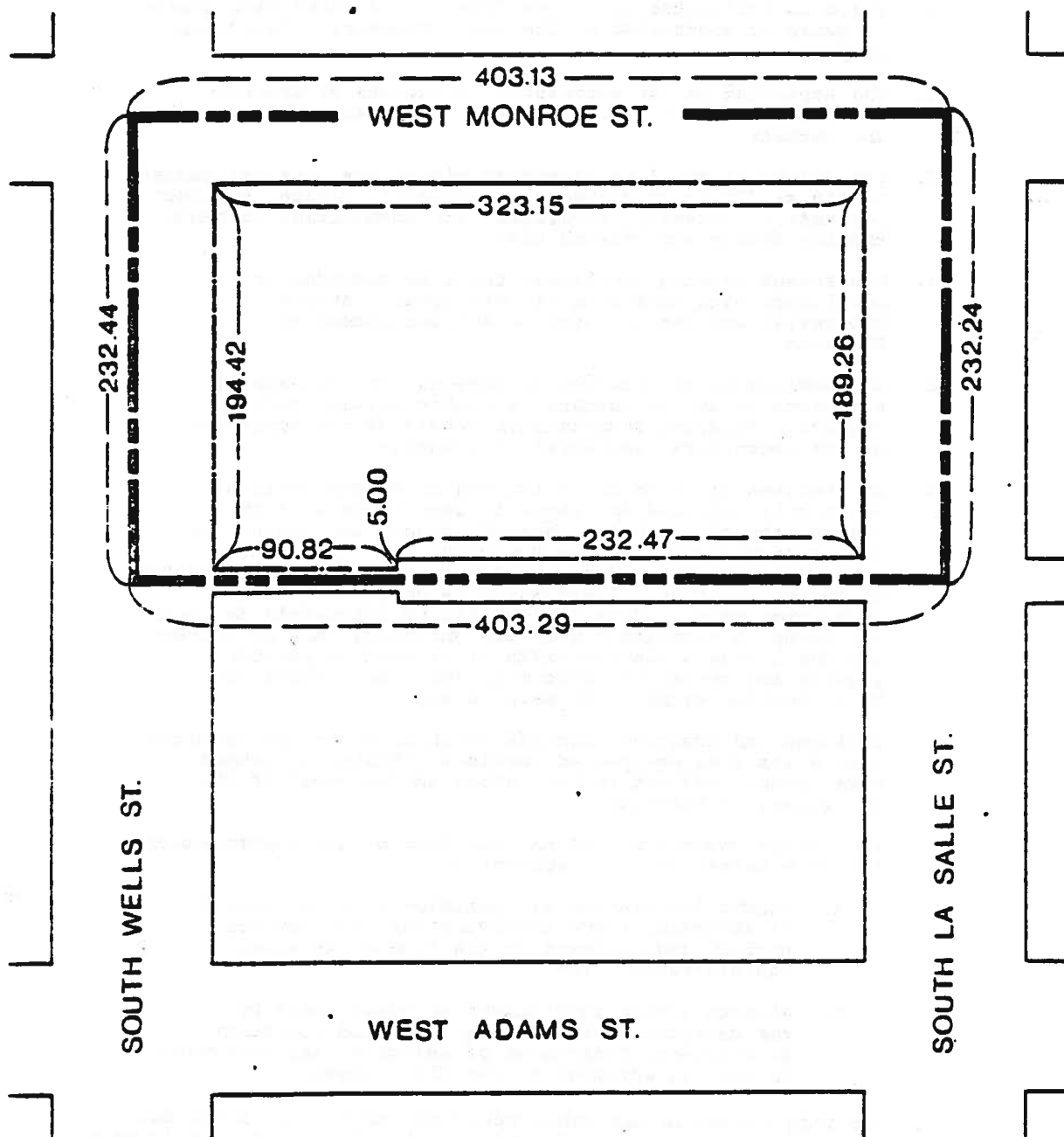
PLAN OF DEVELOPMENTSTATEMENTS

1. The area delineated herein as "Business Planned Development" is owned or controlled by The Lurie Company, a California corporation.
2. The Applicant or its successors, assignees or grantees shall obtain all official reviews, approvals, licenses and permits.
3. The following shall be permitted within the area delineated herein as "Business Planned Development": Office, Business Mercantile, Assembly, securities and commodities exchange trading floors and related uses.
4. Off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review and the approval of the Department of Planning.
5. Any dedication or vacation of streets, any release of easements or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees.
6. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 14 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.
7. Business and business identification signs may be permitted within the area delineated herein as "Business Planned Development" subject to the review and approval of the Department of Planning.
8. The height restriction of any building or any appurtenance attached hereto shall be subject to:
 - a. height limitations as certified on Form FAA-117, or successor forms involving the same subject matter, and approved by the Federal Aviation Administration; and
 - b. airport zoning regulations as established by the Department of Planning, City and Community Development, Department of Aviation, and Department of Law, as approved by the City Council.
9. The information in the table attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as "Business Planned Development" and illustrates that the development of such area will be in accordance with the intent and purpose of the Chicago Zoning Ordinance.
10. The Plan of Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as promulgated by the Commissioner of the Department of Planning.

Applicant: The Lurie Company

BUSINESS PLANNED DEVELOPMENT

PROPERTY LINE AND RIGHT OF WAY MAP



LEGEND:

- PLANNED DEVELOPMENT BOUNDARY
- PROPERTY LINE

NORTH

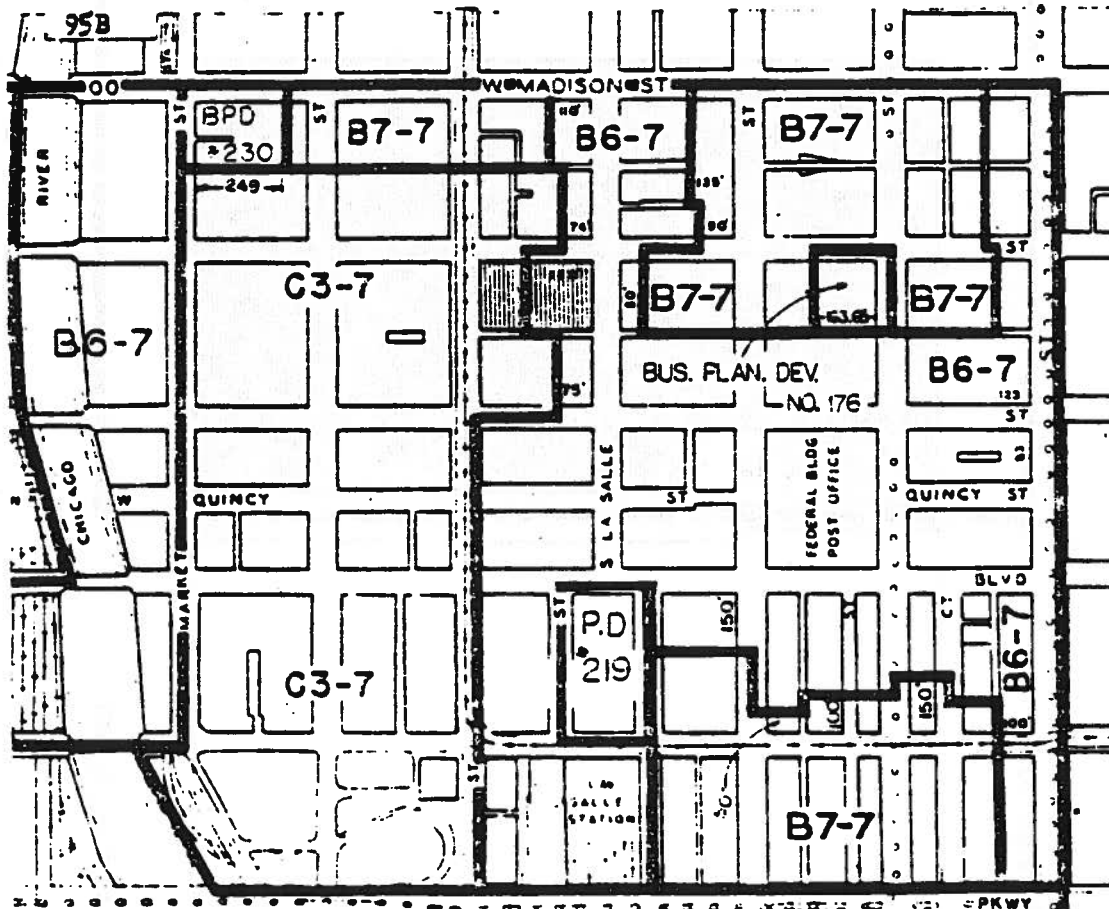


APPLICANT: THE LURIE COMPANY

DATE: OCTOBER 19 1981

BUSINESS PLANNED DEVELOPMENT

EXISTING • ZONING



LEGEND:



ZONING DISTRICT BOUNDARY



PLANNED DEVELOPMENT

NORTH

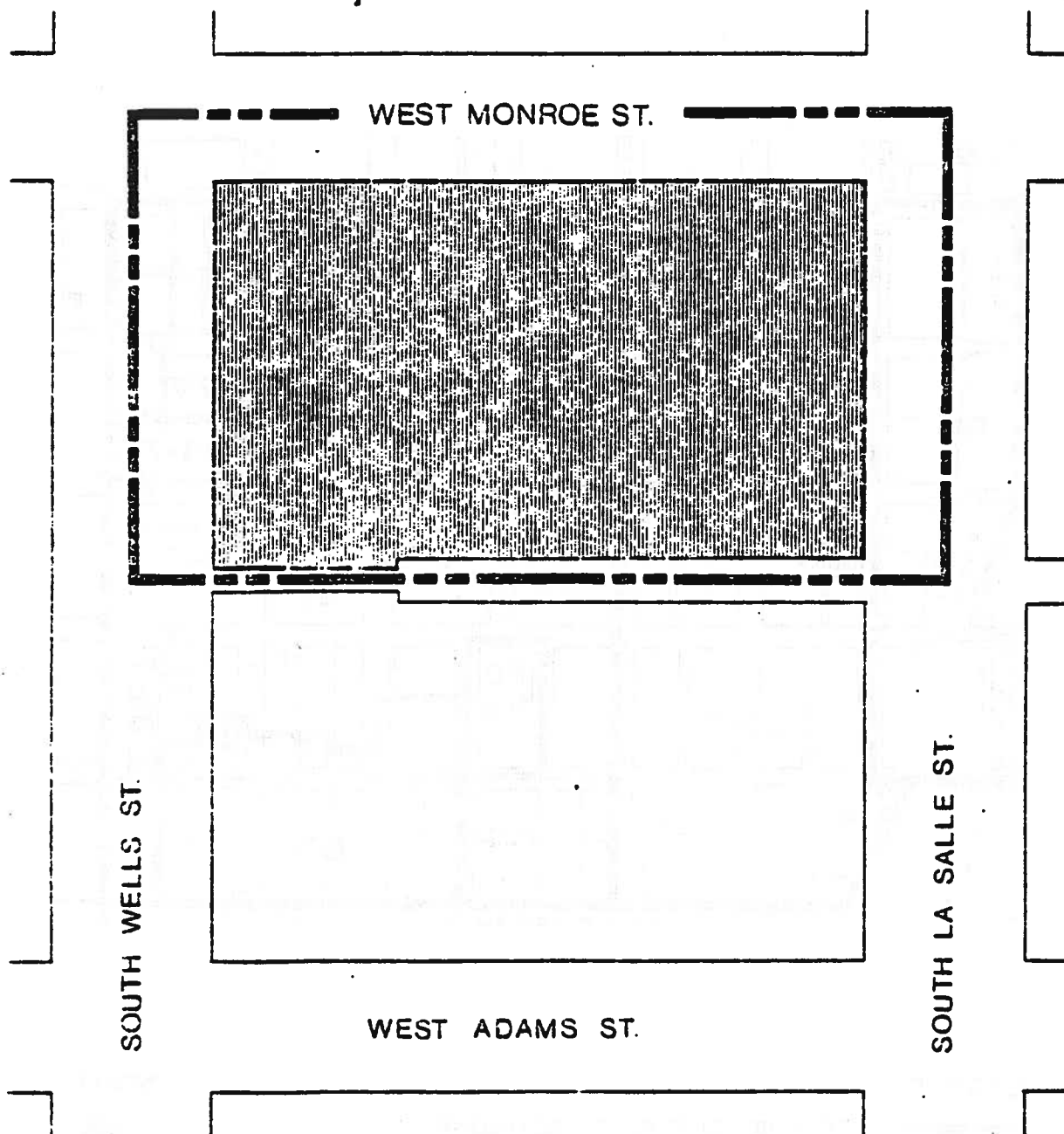


APPLICANT: THE LURIE COMPANY

DATE: OCTOBER 19 1981

BUSINESS PLANNED DEVELOPMENT

GENERALIZED LAND USE PLAN



LEGEND;

- PLANNED DEVELOPMENT BOUNDARY
- PROPERTY LINE
- GENERAL BUSINESS USES

NORTH



APPLICANT: THE LURIE COMPANY

DATE: OCTOBER 19 1981

BUSINESS PLANNED DEVELOPMENT NO.
PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Net Site Area		General Description of Land Uses	Maximum Floor Area Ratio	Maximum Percentage of Land Coverage
Square Feet	Acres			
61,652	1.415	Office, Business, Mercantile, Assem- bly, securities and commodities exchange trading floors and Related Uses	24.00	100.00

Gross Site Area: - Net Site	61,652	(1.415 acres)
Public Rights-of-Way	<u>32,030</u>	(.735)
Total	<u>93,682</u>	<u>(2.151)</u>

Minimum Number of Off-Street Parking Spaces = 0

Minimum Number of Off-Street Loading Spaces = 6

Maximum F.A.R. = 24.00

Maximum Percentage of Land Coverage = 100%

Minimum Periphery Setbacks = 0

The Lurie Company

October 19, 1981